

MINUTES OF THE MEETING

15 February 2001

Projects Reviewed

Potlatch Trail
Schnitzer Northwest Development
Lincoln Reservoir Playfields Shelter
Jefferson Park Site Plan
Community Kiosk Demonstration Project
Growing Vine Street
Carkeek Building Annex

Convened: 10:00am

Adjourned: 5:00pm

Commissioners Present

Donald Royse
Ralph Cipriani
Jack Mackie
Cary Moon
Sharon Sutton
Tory Laughlin Taylor
David Spiker

Staff Present

John Rahaim
Layne Cubell
Marianne Pulfer
Brad Gassman

15 FEB 2001 Project: Potlatch Trail

Phase: Briefing

Previous Reviews: None.

Presenters: Ron Scharf, SeaTran
Mary Hamilton, SAC
Lyle Bicknell, CityDesign
Jerry Ernst
Margo Polly, Seattle Center

Attendees: Ethan Melone, SPO
Beverly Barnett, SeaTran
Roger Dane, DOPAR
David Goldberg, DOPAR
David Peterson, Driscoll Architects
Sandro Polo, Driscoll Architects

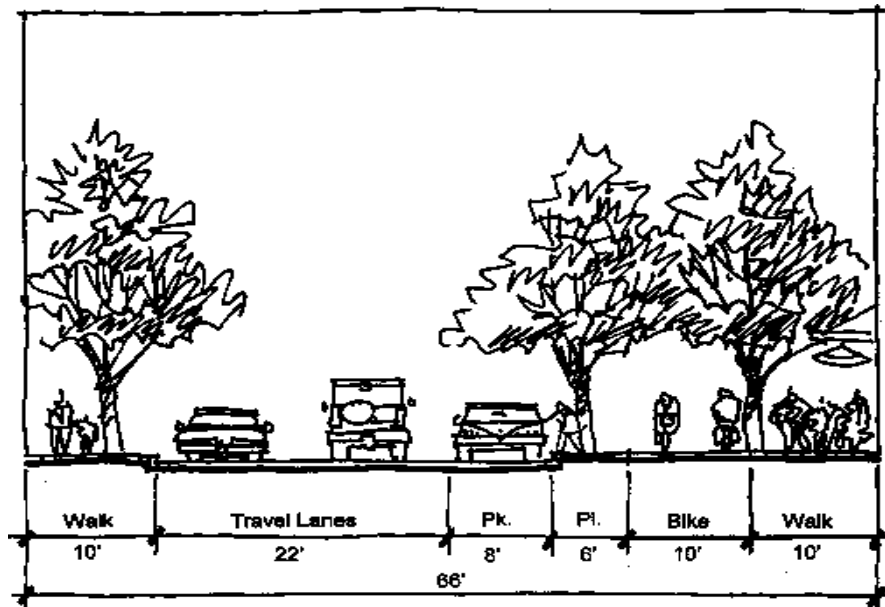
Time: 1 hour (SDC Ref. # 169 DC00197)

Action: The Commissioners thank the team for providing them with an overview of this interdepartmental planning effort and looks forward to future updates.

Proponents outlined the proposed trail that will connect South Lake Union Park, Seattle Center, Olympic Sculpture Park and Elliot Bay at Myrtle Edwards Park. The proposed route will generally follow the southeast boundary of Seattle Center crossing under Aurora at Roy Street. It will provide lanes for bicycles and pedestrians in various ways along the trail. Faster traffic will be accommodated north of the Center. An overarching principle of design includes segregating fast and slow bicycle traffic. The prime goal is to provide an esthetically pleasing path that people can enter at various locations. The trail will connect and enhance the neighborhoods that it goes through. The team is searching for a unifying theme that will inform the art component of the project and reflect the history of the Northwest. The name "Potlatch Trail" is provisional, as the team has not yet had input from the Native American community.

The team intends to develop conditions, incentives, or requirements for private development occurring along the route to provide trail amenities such as wide setbacks, non-conflicting building entrances, and street enhancements. The team hopes that the project will include art installations and interpretive nodes that relate the cultural history of the area.

Funding has not yet been secured for the project, but it is being sought from a variety of sources including federal TEA-21 funds and Transportation Improvement funds. It is hoped that once the first stretch on Roy between Dexter and 9th is finished, other sections will follow incrementally.



SECTION B: Roy Street between 9th & Dexter looking west

1"=10'

Key Commissioner Comments and Concerns

- Asks if the scheme along Roy involving two westbound lanes of traffic would encourage drivers to use it as a short cut around Seattle Center and therefore cause traffic problems.
 - It was clarified that the alternative involving two lanes westbound is intended to solve an existing bottleneck. The trail is taking advantage of this proposed change.
- Would like to know what happens with the fast bike traffic after the trail turns south.
 - Proponents stated that there would be designated lanes that cyclists would share with vehicular traffic.
- Asks if the proponents have an aesthetic vision. Asks if there is a way to

expand the cultural context of the project.

- Is unsure about the appropriateness of either historic or nature themes. Suggests that an idea that connects to the natural world may be more appropriate than the idea of the “potlatch.”
- Is concerned about the connecting spaces between the different sections and levels.
- Asks for clarification on the surplus properties at South Lake Union.
 - Proponents stated that the land needed for this first section is City surplus property.

15 FEB 2001 Project: Schnitzer Northwest Development

Phase: Alley Vacation

Previous Reviews: 7 September 2000 (Briefing), 19 October 2000 (Briefing)

Presenter: Beverly Barnett, SeaTran
Arthur Furukawa, NBBJ
Greg Brower, Berger Partnership
David Van Skike, DCLU
Kevin Teague, Foster Pepper
Jim Mueller, Vulcan
Suzi Morris, Schnitzer NW
Tom Berger, Berger Partnership
Jerry Ernst, Architect
Rick Buckley, NBBJ

Attendees: Terry McCann, Huckell/Weinman Assoc.
Michele Sarluto, Huckell/Weinman Assoc.
Marilyn Senour, SeaTran
Jack McCulloch, Schnitzer NW
Ethan Melone, SPO
Karen Gordon, DON

Time: 1 hour (SDC Ref. # 170 DC00164)

Action: The Commission appreciates the effort the team has put into this project and makes the following comments and recommendations:

- **proponents of the development must look at the 100-year city and not the 15-year maximization of investment**
- **in regard to future presentations urges the team to fully respond to the Commission's previous comments and actions**
- **urges the proponents to view the landmarked Van Vorst building as an opportunity and not just a source of constraint; would appreciate more discussion as to what makes open space in the City not just open, but public**
- **urges the proponents to view the slope of the site as an opportunity, remembering that the site is not a flat suburban plate**
- **looks forward to reviewing the proponents' preferred design direction when they return**
- **agrees with the consultants that district-wide building diversity is a key to developing the site and urges the proponents to understand that the alleys help define that diversity**
- **asks that the proponents begin the F.A.R. analysis with the alley in place and a request for a subterranean vacation.**



Van Vorst Building

Proponents demonstrated several different schematic configurations of the project that would use the entire block bounded by Harrison and Republican Streets and Boren and Terry Avenues. Because the Landmarks Board has not yet determined what percentage of the building will be retained, the design scheme remains speculative. All of the schemes presented entail maximum scale floor plates, nine-foot ceilings and removal of the north/south alley. The proponents stated their desire to maintain the working-class-commercial/industrial character of the neighborhood and to respect the scale of the block and the importance of the corners in defining the block. One scheme alludes visually to the alley with lobbies, but this space would not be public or open. The rationale for the removal of the alley is the creation of an efficient parking garage.

Key Commissioner Comments and Concerns

- Asks if Vulcan might totally remove the Van Vorst building.
 - Proponents explained that this is still up for discussion.
- Commends the team for addressing concerns regarding the cumulative effect of urban development in this neighborhood.
- Asks if the scheme would work with one long building along Terry and the other half of the block broken up.
 - Proponents stated that the floor plates would not be large enough.
- Notes that the justification for the removal of the alley is not wholly in the public interest; takes exception with tenant parking and the removal of 90 percent of the Van Vorst building as being essential.

- Asks for clarification regarding the parking; wants to know aside from the geo-technical issues, if the proponents are interested in increasing the FAR.
 - Proponents stated that was not the case; there are no limits for F-C-1 zoning and FAR-3 can be achieved without the alley vacation.
- Points out that if the FAR is 3 and the height limit is 65' and the proposed floor to floor height is 12' to 13', then a five story project should yield 40% open space on the site if the floor plates are stacked. The open space could be as high as 40% of the given site area. The reason that the proposed building massing could be more dense is if the proponents are suggesting parking or other uses above grade that do not count as FAR. The massing would be bulkier at the expense of open space. Or the other possibility is that the proponents don't intend to use the total available height.
- Asks how the scale of the building will affect the open space.
 - Proponents compared the possibilities of the open space to Paley Park in New York City.
- Points out that this is a plaza, not a park, and it would be stretching it to call it an open space in the true sense of the term. Paley Park in New York is a Public space with access only from the street and no relationship to the private buildings around it. The Proponents suggested open space is a more conventional plaza, surrounded and owned by the private development. Without a specific design, it could only be assumed that the plaza would be similar to many other downtown plazas, which is to say that it could be empty and underused a fair amount of the time. There is no implied public path or condition that would provide a reason for the public to use the plaza.
- States that the creation of little open spaces is not, in any case, justification for the vacation. There are already many open spaces in the neighborhood. The problem is that there are many open spaces downtown that the public does not feel comfortable using. There are also examples of small open spaces here in Seattle that do work in terms of inviting public use and Proponents should consider adapting key elements from these.

15 FEB 2001 Project: Lincoln Reservoir Playfields Shelter

Phase: Schematic Design

Previous Reviews: 16 October 1997 (Scope Briefing), 5 March 1998 (Conceptual), 28 October 1999, (Schematic Design)

Presenter: Tom Roth, Thomas Roth Associates
 Ann Knight, Friends of Seattle's Olmstead Parks
 Don Bullard, Dept. of Parks and Recreation

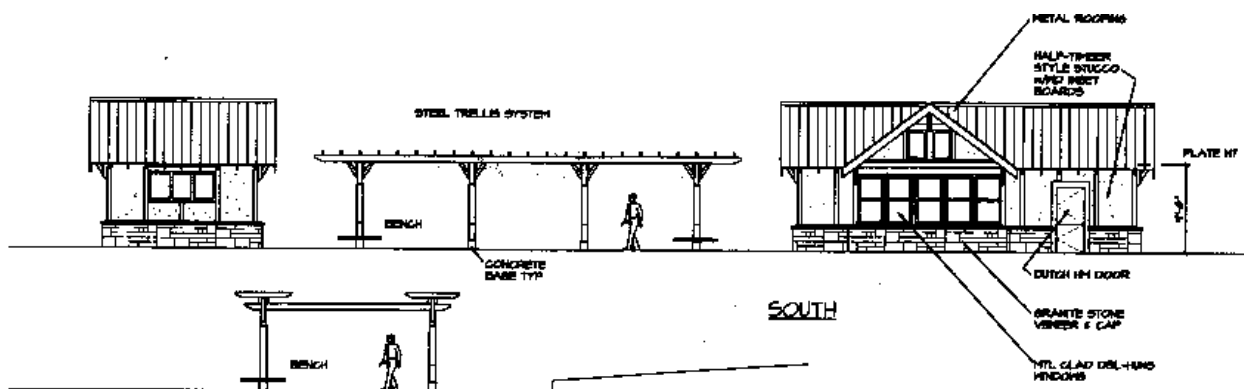
Attendees: Jerry Arbes, Friends of Seattle's Olmstead Parks/Groundswell

Time: 1 hour (SDC Ref. # 169| DC00208)

Action: The Commission approves the Design Development, commends the presentation and makes the following comments:

- asks the team to consider linking the two structures with an element that extends the architectural language that has been established
- requests the team consider social interaction opportunities in the placement of benches
- encourages the placement of trees on either side of the structure
- urges the team to work with the King County Arts Program to find an artist to design “”artist made building parts”, such as the gates or cast drinking fountain element

The team further developed the split building scheme connected by a trellised patio courtyard. The larger half houses the activity room, small kitchen, and restroom with shower and storage room. It will feature a fireplace, cathedral ceiling with exposed structure, and window benches. The other half houses more storage, women's and men's bathrooms and an exterior drinking fountain. The concept underlying the creation of the plaza is to form an outdoor room providing overflow space for activity center events and support for a variety of passive and active functions. The building will reflect the character of Craftsman architecture: the exterior will exhibit decorative split-timber construction with a split-granite base.

**Key Commissioner Comments and Concerns**

- Would like to know why the seating is back to back.
 - Proponents stated that because of the proximity to the toilets people might not want to socialize.
- Would like to know when the project is likely to be completed.
 - Proponents stated that this depends on development with Sound Transit; it will take longer if the station is built at this location.
- Is concerned that the spacing of the trellis does not have enough to do with the two structures. The spacing of the trellis is different than the grid of the building. Would not like the composition to read as three separate elements.
 - Would like to see a community kiosk on this site.

15 Feb 2001 Project: Jefferson Park Site Plan

Phase: Briefing

Presenters: Don Bullard, DOPAR
Roger Dane, DOPARAttendees: Anne Knight, Friends of Seattle's Olmstead Parks
Frederica Merrell, Jefferson Park Alliance
Robert Hinrix, Jefferson Park Alliance
Jerry Arbes, Friends of Seattle's Olmsted Parks

Time: 1 hour (SDC Ref. # 169 | DC00212)

Actions: The Commission appreciates the presentation, supports the site planning efforts, and makes the following comments:

- encourages the planning effort to be inclusive regarding community and regional considerations and asks that all facilities and uses be given full consideration in the planning effort
- looks forward to review of both a comprehensive vision and the individual projects as they come forward.

The team outlined the site planning process and reiterated that the Golf Maintenance facility is not part of the site planning process. The team is working on an organizing concept or design vocabulary for the park. The team feels that it is necessary to identify the spirit of the park as they are convinced that the park has suffered from the lack of a central idea and piecemeal growth. It is hoped that the park will offer myriad sensory experiences. A 90-page report has been prepared regarding improvements for which the sequencing is yet to be determined. Design consultants are yet to be chosen and a project advisory committee with representatives from the key stakeholder groups will have to be assembled to serve as board directors of the site planning process. As the project progresses the team will conduct public meetings and request a response from the Landmarks Board. When there is consensus on the direction of the project it will go through a validation process asking the key groups to approve the site plan. It is expected that the project will have to go to the City Council. Some of the projects are already funded, some require funding; the Pro-Parks levy money has not yet been allocated for specific projects.

Key Commissioner Comments and Concerns

- Asks for clarification on the state of the development of the plan.
 - Proponents stated that the community created the plan during neighborhood planning. Portions of the plan will remain in place and some will require a more detailed look, specifically those that are already funded.
- Asks if those projects were funded before the planning process or if they are being reviewed ad-hoc.
 - Proponents stated that they are being reviewed as they are funded.

- Asks if the project would lose funding if the site planning were to take longer due to re-evaluation.
 - Proponents stated that it would not.
- Asks that the City Council reconsider placing the issue of the golf courses back on the table. Questions how the project could be started by removing 70 percent of the site from discussion and asks how the team could determine the programming before the “spirit” of the project is determined. Perhaps Seattle could be a community that updates its park facilities in response to the shift in demographics and usership.
 - Proponents stated that DOPAR did not make the decision regarding the golf courses. After many contentious public meetings on the issue of the golf courses as part of the neighborhood planning process, the City Council decided that the courses would be as they are.
- Asks why they even bother to go through the comprehensive site planning process if they are not going to make significant changes. What they are proposing to do would seem to be more a documentation, or inventory, of all of the decisions that have already been made.
- Clarifies the role of the Design Commission; one commissioner will be sitting on the Project Advisory Team (PAT); this person can bring up questions but cannot affect the site planning or design. Clarifies that these are questions that should be addressed to the City Council and DOPAR as these are political issues.
- A member of Jefferson Park Alliance provided a letter addressed to the Design Commission with specific concerns regarding the composition of the PAT for Jefferson Park Site Planning. Their concern is that the PAT lacks positions for key community constituencies. They recommend greater diversity on this team, including an artist from the Beacon Hill community, a representative from the Samoan Cricket community, and more women. They propose that 50 percent plus one of the voting members of the PAT be non-agency members. The JPA also have safety concerns in regard to barbed wire and stray golf balls. They reported that the community has stated that they are against the construction of more fee-based facilities, including a new swimming pool.

15 FEB 2001 Commission Business

ACTION ITEMS

- A. TIMESHEETS
- B. APPROVAL OF MINUTES FROM 18 JAN 2001 & 25 JAN 2001

ANNOUNCEMENTS

- C. CITYDESIGN OFFICE MOVES TO KEY TOWER
- D. CITYDESIGN STAFF RETREAT, 2/23
- E. CENTRAL LIBRARY CONCEPT APPROVAL PUBLIC HEARING, 2/23

DISCUSSION ITEMS

- E. DC RECRUITMENT
- F. DC2001 WORKPLAN

15 FEB 2001 Project: Community Kiosk Demonstration Project

Phase: Briefing

Previous Reviews: 20 July 2000 (Briefing)

Presenter: Lisa Herbold, Councilmember Licata's Office
Shireen Deboo, DONAttendees: Leslie Gamel, Johnson Architecture and Planning
Karen Galt, DOPAR
Phil Klinkon, Hewitt Architects
Geri Beardsley, Council Central Staff

Time: 1 hour (SDC Ref. # 222 DC00129)

Commissioner Mackie recused himself from this discussion.**Action: The Commission approves the design guidelines, is appreciative of the diligence of the team to improve the project, and fully supports the outreach the team is making to the neighborhoods and makes the following comment:**

- asks the team to model their program after the Adopt-A-Street Program to ensure good stewardship of any community kiosk.



When this project was last seen, the Commission asked that design principles be established to guide future reviews and also guide the administration of the prototype component of the project. The team includes volunteers from the former Community Kiosk Design Taskforce, City employees, and DON. The Kiosk Program was started when the Poster Ban was passed in response to the need of neighborhoods for a substitute. Because of the regulatory requirements, the Taskforce has come up with recommendations for a more simplified design. Currently, SeaTran requires a stewardship agreement for the maintenance of the kiosks. The design is intended as a skeleton that each neighborhood can add to reflect its specific character. If an applicant applies for Matching Funds they will receive information from DON on the requirements as well as the design principles that should help them with issues of siting and help them to determine if they want to use the kit-of-parts the team has to offer. DON will also help the applicants put together the application.

For \$1,000 to \$2,000 applicants can purchase the kit that will include the galvanized steel frame and the plywood that is to be attached to it. These could be mounted against the wall or stand free on the sidewalk. City Light is going to produce two examples of the prototype that will be tested at two locations in the city. It is planned that the proposal will next go to the City Council to determine if it complies with the sign code and Land Use regulations.

Key Commissioner Comments and Concerns

- Asks if the team will be actively engaged with potential applicants or if they are just going to provide the plan.
 - Proponents stated that they would provide a packet with a step-by-step explanation of the application procedure. They intend to do outreach with the 27 neighborhoods that expressed interest and will provide information about the test kiosks in the DON newsletter.
- Asks what SeaTran's concerns are.
 - Proponents stated that visibility, safety, and setbacks are the primary concerns.
- Asks if there is a way that the kiosks can be used as bus shelters.
 - Proponents stated that this would be another project altogether.

15 FEB 2001 Project: Growing Vine Street

Phase: Briefing

Previous Reviews: 19 November 1998 and 24 February 1999 (SeaTran Workshop)

Presenter: Don Carlson, Carlson Architects

Buster Simpson, Growing Vine Street, Geise Architects

Greg Waddell, Carlson Architects

Joe Taskey, SeaTran

Attendees: Lyle Bicknell, CityDesign/DCLU

Carolyn Geise, Geise Architects

Laura Grignon, SVR Design Co.

Time: .5 hour (SDC Ref. # 220 DC00011)

Action: The Commission fully supports the direction of the project environmentally, philosophically, and aesthetically, and appreciates the extra effort that SeaTran is making toward the realization of the project.

The team showed the further development of the “Cistern Steps” project located south of Vine Street between Western and Elliot Avenues. The project features pedestrian stairs and a water stair composed of a series of shallow tanks. Run-off water, ground water, and rain will be the only water sources and it is expected that during drier months the steps will host moss and dormant self-sustaining plants. The driving concept is “water harvesting” and the project is intended to reference the water shed of the urban area. The character of the cisterns will change with the availability of water, as evidenced in the natural world. There remain challenges ahead in terms of the routing of water across Western Avenue but the primary issue at this point is to get permission to reshape Vine Street to provide the bow, or crescent shape for the cisterns.

Key Commissioner Comments and Concerns

- Asks if there is a way for the water to be more connected to the pedestrians.
 - Proponents stated that because the sidewalk is terraced alongside the cisterns, there will be a strong awareness of the water and the suggestion of a rice paddy.
- Asks the proponents to clarify the water source and if it would be possible to collect water from the garage across the street.
 - Proponents stated that the water source will be rain runoff from roofs and some sidewalks. In addition, there may be groundwater from the Intracorp building at Western and Vine which would be piped to the cisterns. Rain water runoff from the street will not be used because of the heavy metal pollutants it contains. The future of the garage is uncertain at this time, but its roof water may be contaminated as well.
- Asks if the project will be ADA accessible. Feels there is an educational issue here; and that accessibility to even one of the terraces would allow people to see what is going on.
 - Proponents stated that there will not be universal access through the garden because ramps would take up too much space. It will be possible, however, to view the garden

from the alley that bisects the site on a north/south axis. The sidewalk has a 14 percent slope and it is difficult to negotiate for many with disabilities already. Since the stairs will have a handrail, accessibility will be facilitated for some that would otherwise be unable to negotiate the hill. It will be possible for those in wheelchairs to approach the edge of the garden area via the platforms between the stairs. Proponents have consulted with Easter Seals and received input for improvements.

- Asked if Vine Street has two lanes.
 - Proponents stated that there is one 14-foot driving lane (uphill) and an additional paved area will be striped-off in response the need of the Fire Department for 20 feet of pavement to set up operations.
- Commended the team on recognizing the importance of recycling water and hopes that the project will involve as little visible engineering as possible.

15 FEB 2001 Project: Carkeek Building Annex

Phase: Briefing

Presenter: Pam Kliment, DOPAR
Walt North, Carkeek Park Watershed Community Action Project

Time: .5 hour (SDC Ref. # 222 DC00213)

Action: The Commission is enthusiastic about the project and makes the following recommendations:

- **approves the project conceptually, though there is concern about the actual money saved in the re-use of the old building**
- **suggests that the transition from the old to the new be made visible**
- **looks forward to seeing the ideas of the landscape architects and encourages the design team to refer to the design team/artist roster registry of the Seattle Arts Commission /King County/Sound Transit or to the Artist-made Building Parts program, King County Public Art Program.**

This is one of DOPAR's Matching Fund Projects and additionally SPU is providing \$8,000 toward the renovation of the existing building on the site. The community has been active in making suggestions for the building that will be used for education and for the various summer programs. The project was granted \$125,000 in DON Matching Funds. DOPAR has stipulated that the original building is to be used, although the team, which includes community volunteers, decided to make it a show-piece of "green" building practices. Intended changes include clerestory lighting, additional porches and a cistern is also planned although it is not a part of the base bid. The project will now undergo core review by DOPAR

Key Commissioner Comments and Concerns

- Would like to know what the "green" elements are.
 - Proponents listed them as follows:
 - the inclusion of a permeable patio surface that will involve the input of an artist
 - mechanisms to maximize the efficient use of water and a catchment drain for water if funding allows for it
 - the use of drought resistant plants
 - provision of a shower and changing area for bicyclists with the aim of encouraging alternative transportation
 - the re-use of materials from the old structure in the new one
- Asks if the City is really going to save money by salvaging the old building.
 - Proponents stated that the savings will not be significant but the main idea is to use the materials that are there and not create more refuse.
- Asks if there will be 24-7 toilet facilities, or even all of the operating hours of the park.

- This has not yet been decided but a portable toilet will be available at the lower parking lot.
- Asks if it would be possible to have either no roof or an open trellis over the open area. In spite of the problem with the homeless, encourages the team to look at a roof solution that entails eaves.
 - Proponents stated that they have not reached that point in the design process.
- Asks if the shape of the roof can enhance the acoustic qualities of the bowl area.
- Recognizes that if the shelter mimics the historical structure it may end up looking like a scale model of one.
 - Proponents stated that they intend to keep the building simple and design it for heavy use. Therefore they are considering the use of stone, masonry or stucco.
- Wants to know how the construction of a Sound Transit station at the proposed location on the west-side of the site would impact the project in terms of the decisions about materials or symmetry.